049.0	0002	0019.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,005,600	/	1,005,600
USE VALUE:	1,005,600	/	1,005,600
ASSESSED:	1,005,600	/	1,005,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
71		MYSTIC ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KANE WALTER & CHRISTIAN / TRS
Owner 2:	WALTER KANE REVOCABLE TRUST
Owner 3:	
Street 1:	71 MYSTIC ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MCCONNELL CLAIRE JANICE/ESTATE -
Owner 2:	-
Street 1:	71 MYSTIC ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .304 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Conver Building built about 1900, having primarily Wood Shingle Exterior and 2550 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	13224.000	490,700	400	514,500	1,005,600
Total Card	0.304	490,700	400	514,500	1,005,600
Total Parcel	0.304	490,700	400	514,500	1,005,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 394.35 | /Parcel: 394.35

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 34705

GIS Ref

GIS Ref

Insp Date 06/09/09

!4132!

PREVIOUS ASSESSMENT

Parcel ID 049.0-0002-0019.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	105	FV	490,700	400	13,224.	514,500	1,005,600		Year end	12/23/2021
2021	105	FV	468,300	400	13,224.	514,500	983,200		Year End Roll	12/10/2020
2020	105	FV	468,300	400	13,224.	514,500	983,200	983,200	Year End Roll	12/18/2019
2019	105	FV	381,100	400	13,224.	514,500	896,000	896,000	Year End Roll	1/3/2019
2018	105	FV	381,100	400	13,224.	345,500	727,000	727,000	Year End Roll	12/20/2017
2017	105	FV	358,500	400	13,224.	330,800	689,700	689,700	Year End Roll	1/3/2017
2016	105	FV	358,500	400	13,224.	301,400	660,300	660,300	Year End	1/4/2016
2015	105	FV	302,000	400	13,224.	242,600	545,000	545,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	00:05:37

LAST REV

Date	Time
11/21/19	18:11:41
jorourke	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 4132

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCCONNELL CLAIR	73503-501	1	10/22/2019	Convenience	1	No	No		
	13073-85		10/12/1976			No	No		Charles J McConnell - DOD: 11/23/1988 BK: 735

USER DEFINED

Prior Id # 1:	34705
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/22/2010	727	Re-Roof	9,000					
6/10/2005	471	Re-Roof	5,000					

ACTIVITY INFORMATION

Date	Result	By	Name
6/9/2009	Measured	189	PATRIOT
2/8/2000	Mailer Sent		
2/8/2000	Measured	197	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		13224		Sq. Ft.	Site		0	70.	0.56	11			Med. Tr	-10					514,530						514,500	

Total AC/HA:	0.30358	Total SF/SM:	13224	Parcel LUC:	105	Three Fam.	Prime NB Desc	ARLINGTON	Total:	514,530	Spl Credit		Total:	514,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	3	Total:	3
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	3		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	3	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.06176472
Const Adj.:	0.99989998
Adj $ / SQ:	180.482
Other Features:	148000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	711203
Depreciation:	220473
Depreciated Total:	490730

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	3

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	6	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

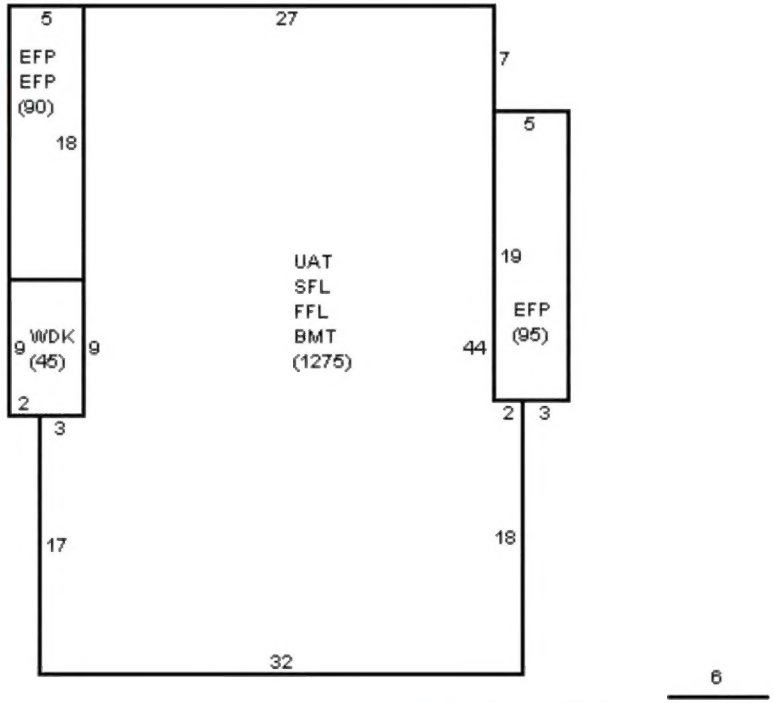
No Unit	RMS	BRS	FL
3	4	2	
Totals			
3	12	6	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	180.48
Special Features:	0	Val/Su Net:	109.92
Final Total:	490700	Val/Su SzAd	192.43

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,275	54.140	69,034
FFL	First Floor	1,275	180.480	230,114
SFL	Second Floor	1,275	180.480	230,114
UAT	Upper Attic	319	72.190	23,011
EFP	Enclos Porch	275	37.120	10,208
WDK	Deck	45	16.000	720

Net Sketched Area:	4,464			Total:	563,201
Size Ad	2550	Gross Area	5420	FinArea	2550

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

049.0-0002-0019.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X10	A	AV	1972	5.38	T	37.6	105			400			400

More:	N	Total Yard Items:	400	Total Special Featues:		Total:	400